



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF DESIGN CONSTRUCTION AND LAND USE**

Application Number: 2300547

Applicant Name: Armando Schoenecker for Eva Lopez

Address of Proposal: 4823 South Graham Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into three parcels of land. Proposed parcel sizes are: A) 7,090 sq. ft., B) 5,272 sq. ft.; and C) 5,135 sq. ft. The existing single family residence will remain on Parcel A. The existing sheds will be removed.

The following approval is required:

Short Subdivision - To subdivide one existing parcel into three parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

This 17,497 sq. ft. site is zoned Single Family 5000 (SF 5000). The site is located one block east of Rainier Avenue South. The lot is developed with a single family residence, a shed, and another shed which encroaches from the adjoining lot. The sheds are proposed for demolition. The site is not located in a mapped critical area. The street is not improved with curbs and sidewalks.

Area Development

Development in the vicinity consists primarily of single family residences on lots of varying shapes and sizes. The heavy volume of traffic along Rainier Avenue South produces vehicle noise and airborne particulates in the vicinity.

Proposal

The proposal is to short subdivide one platted lot into three lots. Each lot would have the following lot areas: Parcel A) 7,090 sq. ft., Parcel B) 5,272 sq. ft.; and Parcel C) 5,135 sq. ft. Vehicular access to Parcel A would be directly off of South Graham Street. Parcels B and C would obtain vehicular access from a 12 foot wide easement across all three Parcels with a hammerhead turnaround over Parcels B and C.

Comment

No comment letters were received during the comment period which ended April 30, 2003.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, no short plat shall be approved unless all of the following facts and conditions are found to exist:

1. Conformance to the applicable Land Use Code provisions;
2. Adequacy of access for vehicles, utilities, and fire protection, as provided in Section 23.53.005;
3. Adequacy of drainage, water supply, and sanitary sewage disposal;
4. Whether the public use and interests are served by permitting the proposed division of land;

5. Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions, in environmentally critical areas;
6. Is designed to maximize the retention of existing trees;
7. Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single-family housing.

Based on information provided by the applicant, referral comments from the Access and Drainage Section, Water, and Fire Departments, Seattle City Light, and review by the Land Use Planner, the following findings are made with respect to the above-cited criteria:

1. The proposed parcels would meet minimum lot size requirements, with all three parcels having more than the minimum required 5,000 sq. ft. per lot. Each parcel would provide adequate buildable lot area to meet applicable setbacks, lot coverage requirements, and other Land Use Code development standards.
2. Parcel A would have vehicular access off of South Graham Street and Parcels B and C would have vehicle access from a 12 foot wide easement across Parcels B and C. The street in front of the site is improved to the standards of the SF 5000 zone with curbs and sidewalks. The Fire Department has indicated that the proposal will allow adequate emergency vehicle access to all parcels. In addition, a standard fire hydrant is located approximately 530 ft. from the property line in South Graham Street which will provide ready access to a standard gauge and pressure watermain to accommodate adequate fire response to all three Parcels. City Light indicated that the proposed parcels will have adequate access to electrical utilities with the provision of an easement.
3. Drainage, water supply and sanitary sewage disposal issues are as follows:

The public combined sewer will be the appropriate point of discharge. Stormwater detention, with controlled release to the public combined sewer in South Graham Street, is likely to be required for construction in excess of 2000 square feet developmental coverage. Plan review requirements will be made at the time of building permit application in accordance with any applicable stormwater ordinances in effect at that time. If the project is greater than 5,000 square feet of new or replaced impervious surface, a comprehensive drainage control plan, prepared in accordance with SMC 22.802.015D and 22.802.020, may be required.

There is an existing standard 8 in. water main in South Graham Street.

The existing structure located upon proposed Parcel A is connected by means of a single sidesewer to an eight inch public combined sewer located in South Graham Street. The

applicant should contact the Department of Design Construction and Land Use Sidesewer and Drainage Counter, 684-5362, for sidesewer permit requirements.

4. The purpose of the Single Family 5000 zoning is to preserve and maintain the physical character of the single family residential areas in a way that encourages rehabilitation and provides housing opportunities throughout the City for all residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection, as well as adequate drainage, water supply and sanitary sewage disposal. Therefore, the public use and interests are served by permitting the proposed subdivision of land while also maintaining the character of the neighborhood.
5. The proposed subdivision is not located in an environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There is a 4 inch diameter Fir tree on Parcel C which will need to be removed because it is located in the required vehicle turnaround area. There is a 10 inch diameter Cherry tree in the side yard area of Parcel C which can be retained. However, the two trees do not meet the criteria for exceptional trees and do not need to be preserved.
7. A unit lot subdivision is not proposed so the criterion relating to unit lot subdivisions is not applicable to this short plat.

DECISION - SHORT SUBDIVISION

The proposed short plat is **CONDITIONALLY GRANTED.**

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Submit the recording fee and final recording forms for approval. See changes suggested by the land use technician and reconcile the changes to the technician's satisfaction.
2. Add the conditions of approval after recording on the face of the plat or on a separate page. If the conditions are on a separate page, insert on the plat "For conditions of approval after recording see page ____ of ____." If necessary, renumber the pages.
3. Have final recording documents prepared by or under the supervision of a Washington state licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set

shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned.

4. Provide an easement for electrical facilities to the satisfaction of Seattle City Light. Added to the plat shall be the following statement: "An easement is granted to Seattle City Light as shown on page ___ of ___".
5. Note on the face of the plat that demolition permits shall be obtained and the existing sheds on Parcels A and B shall be demolished prior to individual sale of any parcel.
6. On the face of the plat, provide an easement or covenant on Parcel A to allow for the proper display of addresses for Parcels B and C.

Conditions of Approval upon Application for Construction Permits

7. The owner(s) and/or responsible party(s) shall attach a copy of the recorded short plat to the construction permit plans.

Signature: (signature on file) Date: August 21, 2003
Malli Anderson
Land Use Planner
Land Use Services

MA:bg

Anderson/doc/2300547d.doc